

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA
333 W. Ocean Boulevard – (562) 570-6321
(562) 570-6068 FAX
November 17, 2005
CITY COUNCIL CHAMBER**

PUBLIC HEARING

1:30 PM

CALL TO ORDER

ROLL CALL

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,
Winn

PLEDGE OF ALLEGIANCE

MINUTES

SWEARING OF WITNESSES

Do you solemnly swear or affirm that the evidence you shall
give in this Planning Commission Meeting shall be the truth,
the whole truth, and nothing but the truth.

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

CONSENT CALENDAR

1A. HE -05

**Susanne Frick, Director of Planning and Building
Citywide**

(Ira Brown,
Project Planner)

Annual Report for the Housing Element of the General Plan

RECOMMENDATION:

Review and comment on the Annual Report for the Housing Element of the General Plan and forward to the City Council, the State Office of Planning and Research and Department of Housing and Community Development.

1B. Case No. 0505-01 CE 05-120

Tentative Map for Condominium
Conversion

**Joann Wahl
525 Ximeno Avenue
(Council District 3)**

(Derek Burnham,
Project Planner)

Request for Approval of Tentative Tract Map No. 063304 to
Convert Five (5) residential dwelling Units to Condominium.

RECOMMENDATION:

Staff requests that this item be continued to the December 1,
2005 Planning Commission hearing, to allow the applicant
additional time to prepare revised plans.

1C. Case No. 0504-17 CE 05-69

Tentative Map for Condominium
Conversion

**Robert Vargo
1621 Obispo Avenue
(Council District 4)**

(Derek Burnham,
Project Planner)

Request for Approval of Vesting Tentative Parcel Map No.
062453 to convert four (4) residential dwelling units to an
existing apartment building to condominium ownership.

RECOMMENDATION:

Approve Tentative Parcel Map No. 062453, subject to
conditions.

1D. Case No. 0509-08
CE 05-164
Condominium Conversion

(Steve Gerhardt,
Project Planner)

RECOMMENDATION:

KC Coultrip
1515 Appleton Street
(Council District 2)

Request for Approval of Tentative Tract Map No. 63647 to
Convert Ten (10) Residential Dwelling Units into
Condominiums.

Approve Tentative Tract Map No. 63647, subject to
conditions.

1E. Case No. 0509-01
CE 05-162
Condominium Conversion

(Steve Gerhardt,
Project Planner)

RECOMMENDATION:

Jack Sewall
1063 Stanley Avenue
(Council District 4)

Request for Approval of Tentative Tract Map No. 64294 to
Convert Nine (9) Residential Dwelling Units into
Condominiums.

Approve Tentative Tract Map No. 64294, subject to
conditions.

1F. Mills Act

(Jan Ostashay,
Neighborhood & Historic
Preservation Officer)

RECOMMENDATION:

Ilesbill Wolfe
365 Temple Avenue
(Council District 2)

Consideration of a Mills Act Historic Property Contract for the
Property Located at 365 Temple Avenue.

The Cultural Heritage Commission recommends that the City
Planning Commission recommend that the City Council
approve the execution of a Mills Act Historic Property Contract
for 365 Temple Avenue, located in the Bluff Heights Historic
District.

1G. Mills Act

(Jan Ostashay,
Neighborhood & Historic
Preservation Officer)

Shalla Callahan
395 Wisconsin Avenue
(Council District 2)

Consideration of a Mills Act Historic Property Contract for the
Property Located at 395 Wisconsin Avenue.

RECOMMENDATION:

The Cultural Heritage Commission recommends that the Planning Commission recommend that the City Council approve the execution of a Mills Act Historic Property Contract for 395 Wisconsin Avenue, located in the Bluff Heights Historic District.

REGULAR AGENDA

2. Case No. 0012-17

One-year Time Extension for a:
Local Coastal Development
Permit, Site Plan Review,
Standards Variance and Tentative
Parcel Map

(Jeff Winklepleck,
Project Planner)

Jay Real (Sentinel Development)

**23 4th Place
(Council District 2)**

Request for Approval of a One Year Time Extension for a Local Coastal Development Permit, Site Plan Review, Standards Variance and Tentative Tract Map to Construct a New Four-Story, Ten-Unit Condominium Project at 23 4th Place with Interior Setback of 5'-6" (Instead of Not Less Than 20'-0").

RECOMMENDATION:

Deny the appeal and uphold the Zoning Officer's decision to grant the one-year Time Extension of an approved Local Coastal Development Permit, Site Plan Review, Standards Variance and Tentative Parcel Map, subject to conditions.

3. Discussion Item

(Jan Ostashay,
Neighborhood & Historic
Preservation Officer)

Long Beach Historic Preservation Program Rules and Procedures.

MATTERS FROM THE AUDIENCE

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

- a. Updates:
 - 1) City Council Actions
 - 2) General Plan Update
- b. Preview of December 1, 2005 agenda

141 Corona Avenue	Condominium Conversion
379 Newport Avenue	Conditional Use Permit for Wireless Facility
1950 Lemon Avenue	Conditional Use Permit for Monopole in MLK Park
1621 Obispo	Condominium Conversion
1424 Broadway	Conditional Use Permit for Wireless Facility
3501 Cedar Avenue	Conditional Use Permit for Wireless Pole
4800 E. Pacific Coast Hwy	Conditional Use Permit for Minor Auto Repair (Lube shop)
5195 Stearns Street	Conditional Use Permit for Wireless Facility
1042 Gladys Avenue	Condominium Conversion
1764 Orizaba Avenue	Tentative Parcel Map for Condominium purpose
- c. Upcoming availability
- d. Other

MATTERS FROM THE PLANNING COMMISSION

ADJOURN

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.